Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 476075 DEEDWARR
09/15/2020 11:33:18 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20200915-0105135

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew D. Canter and Abigail A. Wells	**New Owner**	Parcel ID: 126-16-0A-028.00-CO
(NAME) 225 Springhaven Court	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Todd J. Graven and Brenna G. Graven, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew D. Canter and Abigail A. Wells, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Todd J. Graven and Brenna G. Graven, husband and wife, by Warranty Deed from Priscilla A. Frase and husband, Thomas Glorioso, of record in Instrument No. 20140725-0066423, in the Register's Office of Davidson County, Tennessee, dated June 27, 2014 and recorded on July 25, 2014.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The execution of this instrument is effected by the signature of Jon Krawcyk as Attorney-in-Fact for Todd J. Graven, which Power of Attorney is recorded in Instrument No. 20200915-0105134, in said Register's office.

The execution of this instrument is effected by the signature of Jon Krawcyk as Attorney-in-Fact for Brenna G. Graven, which Power of Attorney is recorded in Instrument No. 20200915-0105133, in said Register's office.

unimproved ☐
This is improved ☒ property, known as 225 Springhaven Court, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of September, 2020

Todd J. Graven,
by Jon Krawcyk, Attorney-in-Fact

Brenna G. Graven,
by Jon Krawcyk, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jon Krawcyk, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brenna G. Graves, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Brenna G. Graves, for the purposes therein contained.

Witness my hand and official seal, this the 11th day of September, 2020.

Notary Public

My ~~Commission~~ Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jon Krawcyk , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Todd J. Graven, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Todd J. Graven, for the purposes therein contained.

Witness my hand and official seal, this the 11th day of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY